



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
P.O. Box 190  
Weare, NH 03281  
Phone: (603) 529-2250  
Fax: (603) 529-4554

Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
thru  
Friday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
OCTOBER 23, 2008**  
(Approved as amended 11/13/08)

**PRESENT:** Paul Morin, Chairman; Craig Francisco, Vice Chairman; George Malette, Secretary; Tom Clow, Exofficio; Frank Bolton; Naomi Bolton, Land Use Coordinator

**GUESTS:** Scott Foote; Art Siciliano

**I. CALL TO ORDER:**

Chairman Paul Morin called the meeting to order at 7:00 PM at the Weare Town Office Building.

**II. PUBLIC HEARING:**

RUTH HOOKER (SANDFORD SURVEYING) – CONCEPTUAL HEARING, 65 BART CLOUGH ROAD, TAX MAP 409-007: Naomi informed the board that she received a phone call early today that this was going to be cancelled at this time. Naomi further pointed out that Art Siciliano had called soon after the cancellation to see if he could approach the board with a few questions pertaining to a certain parcel of land, which was discussed below.

SCOTT FOOTE – CONCEPTUAL HEARING, BARNARD HILL ROAD, TAX MAP 408-208: Chairman Morin opened this hearing at 7:05 PM. Scott Foote and Art Siciliano were present. Mr. Foote owns 72.36 acres on Barnard Hill Road. He has frontage on Melvin Valley Road, the class VI portion. He was thinking he would like to upgrade the Melvin Valley Road to subdivide this property into two lots. The pavement currently stops just short of the frontage on Barnard Hill Road. The board asked Mr. Foote if he had considered just upgrading the short distance from the pavement to this frontage. Mr. Foote stated that he did not look into it, but did agree that it certainly would be the better option. Without any further comments or questions, Chairman Morin closed this hearing at 7:14 PM.

SITE PLAN REVIEW REGULATIONS CHANGES/UPDATE – COPIES OF THE PROPOSED CHANGES CAN BE OBTAINED IN THE TOWN CLERK'S OFFICE DURING REGULAR BUSINESS HOURS: Chairman Morin opened this public hearing at 7:15 PM. The board briefly went the changes that came as

a result of the October 9<sup>th</sup> hearing. The only changes that need to be made are to the fee schedule. The following changes are to be made:  
Conceptual Hearing fee to be zeroed out - \$00.00  
Formal Application to be increased to \$250

Tom Clow moved to adopt these regulations as amended above; George Malette seconded the motion. Vote: all in favor.

### **III. OTHER BUSINESS:**

CHANGES TO THE RIGHT TO KNOW LAW: Chairman Morin and Naomi attended a Law Lecture on Wednesday, October 22<sup>nd</sup>. One of the topics had to do with the right to know law and when it applies. Basically there have been changes that bring the right to law into the 21<sup>st</sup> century to include electronic formats. There were three pages that went through different situations and then it told you if it was a meeting and if it was a meeting that a government record may have to be kept and then it explained its reasoning. Chairman Morin felt that this document was a very valuable document that should be shared with all other boards and committees. Chairman Morin stated that he would scan this document in and forward electronically to other Chairman's of various boards.

HIGH ROCK DEVELOPMENT (MERIDIAN LETTER): Naomi received a cover letter, photos and a plan from Meridian Land Services. The information has to do with High Rock Development, LLC, NHDES File #2008-00383, Daniels Road, Weare. The letter refers to the first compliance inspection that was made to this site on October 6, 2008. There were four primary areas of concern, which were documented by photographs and numbered on a plan to match the corresponding picture which depicts the orientation and direction of the shot. Two of the four areas will require further documentation and seasonal inspections. Frank Bolton asked if Naomi would send him a copy of the letter and pictures.

ZONING AMENDMENTS: Neal Kurk was absent so the board didn't get into any details regarding the proposed zoning amendments. George Malette wanted for each board member to go back and review the model ordinance regarding small wind energy that OEP had given out and compare it to what Mr. Kurk had proposed, so that at the next meeting we can move closer to finalizing any changes.

AFFORDABLE HOUSING: Naomi called Ben Frost who works for New Hampshire Housing Authority to see if he would be available to come to a board meeting to discuss the affordable housing statute that is mandatory for Towns in 2009. Mr. Frost is available on November 5<sup>th</sup> or November 12<sup>th</sup>. The board agreed that they would like to see if Mr. Frost could come on Wednesday, November 12<sup>th</sup> at 6 PM.

TOWNES EASEMENT: Naomi informed the board that she actually watched a portion of the last Conservation Commission meeting. At that meeting a couple of Commission members expressed how poor they thought the Beverly Townes easement deed was done and that the Chairman should send a letter back to the Planning Board indicating that they were not going to sign the acceptance of this deed. Naomi wanted to know how one board can approve something and the next board all of a sudden now decides that they won't be signing to accept it. There was some other discussion and some vulgar language used by a member of the Conservation Commission, which Naomi felt personally should not be allowed on Cable TV 6. Naomi explained that she gave Mr. Dahlberg a copy of the SHB easement to go by. The SHB easement deed has been signed and recorded, so she felt that was a good example to share. The WCC now thinks differently because one of the Commission members wanted the Chairman to write a second letter to the Planning Board asking me not to send out this crap. Chairman Morin asked George Malette to pass on to the commission that if they are uncomfortable with something then they (the WCC) could have it looked at very quickly by legal counsel but at their expense. Mr. Malette stated that he would prefer that a letter be sent to the WCC suggesting that they could contact the Local Government Center for free legal guidance. Naomi was asked to send a memo to Andy Fulton, Chairman of the Conservation Commission stating that the Planning Board thinks it is a very high priority to have a meeting to go over all the outstanding easements and/or warranty deeds. The meeting could be a WCC meeting or a Planning Board meeting. The next WCC meeting is November 12<sup>th</sup> at 7 PM. The Planning Board was going to be here for 6 PM to meet with Ben Frost, so Naomi was asked to see if we could meet with the WCC right after that. Chairman Morin stated that if they are not going to sign it the Board needs to know specifically why so that we can proceed from there.

OCTOBER 9, 2008 MINUTES: George Malette moved to approved the October 9, 2008 minutes as written; Craig Francisco seconded the motion. Vote: 3 in favor (Francisco; Malette and Bolton) and 2 abstentions (Clow and Morin).

CAR WASH LIGHTS: George Malette asked if the lights were in compliance with the site plan. Chairman Morin indicated that Chip Meany, Code Enforcement Officer had looked at them and they appear to be exactly what was proposed. What is proposed and what was approved is what is installed.

WCC MEETING: Naomi will get a hold of Chairman Fulton to see if the Planning Board can meet at their next meeting on November 12<sup>th</sup>.

**IV. ADJOURNMENT:**

As there was no further business to come before the board, George Malette moved to adjourn at 9:25 PM; Craig Francisco seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator